

FREMONT PLANNING BOARD

June 21, 2006

Meeting Minutes

Approved July 12, 2006

Present: Chairman Larry Stilwell, Selectmen's Rep. Peter Bolduc, Member and Conservation Commission Rep. Jack Karcz, Alternates Roger Barham and Scott Boisvert, RPC Rep. David West, Building Official Thom Roy and Land Use AA Meredith Bolduc.

Mr. Stilwell called the meeting to order at 7:30 p.m.

Mr. Stilwell appointed Alternates Barham and Boisvert as voting members of the Board for tonight's meeting.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

MULTI-BOARD ROUNDTABLE WORK SESSION

Capital Project Worksheet and Submission Form Review.

Present: Road Agent Guerwood Holmes, Historian Matthew Thomas

Mr. Holmes submitted his Road Agent capital project worksheets and submission forms for the following: (in order of priority);

1. Highway maintenance building in approximately 1 or 2 years at an estimated cost of \$125,000,
2. Loader/backhoe within 2 or 3 years which would be about a \$90,000 cost,
3. Purchase of 2 town owned dump trucks with plows within 2 or 3 years at an approximately cost of \$100,000 each.

He also stated that he feels that eventually a full time Road Agent will be needed.

There was a general conversation relative to timing of capital projects.

Mr. Thomas submitted a capital project worksheet and submission form for:

1. A three bay hearse house with a concrete floor, vinyl sided within approximately 1 to 2 years at an estimated cost of approximately \$20,000. This building could also house the old Fire Pumper and Log Sled as well as some of the larger artifacts.

He suggested that if the old saw mill at the former mill site is torn down, some of the lumber could be used for partial construction of this building. The suggested location of this building would be at the site of the current Historical Museum building.

Mr. Thomas stated that he would like to see a handicap accessible portable john for the Old Meeting House when the annual service and other events are held.

Building Official Thom Roy submitted a capital project worksheet and submission form for capital expense that included:

1. A Code Enforcement vehicle within 2 to 3 years at an expense of approximately \$18,000.

The Town Clerk submitted a worksheet including a safe/vault with a timeframe of 1 to 2 years at a cost of \$50,000. One of its uses would be to house old and original records. Heidi was contacted and she stated that it was her understanding that the clerk feels the safe would be needed soon.

Mr. Bolduc submitted worksheets for the Selectmen

Explained that the heating system at the Town Hall needs to be replaced. There are 2 furnaces that are antiquated and will need to be replaced soon, renovation of the basement area.

1. Copier for the Town Hall within 1 year at a cost of \$12,500
1. Renovation of the Town Hall within 1 to 3 years at an approximate cost of \$190,000. Mr. Roy drew a diagram of a potential renovation plan which
2. Heating system at the Town Hall within 1 to 2 years at a cost of \$30,000.
3. Generator for emergency shelter to be located at the Ellis School within 1 to 2 years, no approximate cost.
4. Bridge replacements: Martin Road Bridge, which is currently on the State red list, no timeframe, estimated cost of \$300,000. 80% Bridge aid is possible.
5. Purchase land for a cemetery
6. The year 2010 re-evaluation at a cost of approximately \$125,000.

Mr. Stilwell read the Police Department's worksheet which included:

1. Expansion of the Police Department to include more office space and a locker room for an estimated cost of \$100,000, no timeframe.
2. Replacement Police Cruiser within 1 year at a cost of \$23,000
3. Replacement Police Cruiser within 3 years at a cost of \$24,000
4. Replacement Police Cruiser within 5 years at a cost of \$24,000

Mr. Stilwell read the Fire Department's worksheet of last fall which included:

1. Add a bay to existing station for a cost of approximately \$310,000, no timeframe
2. Replace 1975 tractor on tank 5 for a cost of approximately \$90,000, no timeframe

There was some conversation relative to replacing the tractor or retiring the tanker.

The ZBA, Planning Board and Conservation Commission submitted their forms blank as they do not have capital expenditures at this time. It was agreed that Mrs. Bolduc will contact the School and all other departments that did not respond to see if they have projected capital expenses. If they do not, then they will be requested to submit the form stating that they have none. This will be done after the holiday.

There was a general conversation relative to the CIP and the required annual revisions.

Mr. Stilwell stated that there needs to be a detail or spreadsheet for the CIP to prioritize the projects.

VISION CHAPTER OF THE MASTER PLAN

There was a general discussion relative to The Visioning Chapter draft of the Master Plan, growth costs and the Impact Fees. Mr. Stilwell stated that this chapter revision is from 2005 and needs to be approved and adopted by the Planning Board at a Public Hearing. Mr. Stilwell stated that the Master Plan needs to be the guide for proposed property use. All Board members have a copy of the Visioning Draft.

06-21-06 PB Minutes

Mr. Boisvert made the motion to move the Fremont Visioning Chapter for the Master Plan forward to a Public Hearing on July 26, 2006 at 8:00 pm with a second Public Hearing, if necessary, for August 9, 2006 at 8:00 pm. Motion seconded by Mr. Karcz with unanimous favorable vote.

FREMONT STORAGE, LLC
Map 3 Lot 166

Mrs. Bolduc reported that Grant Houle met with her relative to a pet grooming business replacing the former upholstery business at the commercial building of the Fremont Storage facility, which the Board Members have agreed would trigger Site Plan Review. Since there has been some previous discussion relative to requiring applicants of Site Plan Review to submit a full engineered plan, she requested direction from the Board in this case. The Members agreed that the applicant should meet conceptually with the Board for a decision of whether a fully engineered plan is necessary. The applicant will be contacted.

FRED & JOYCE LECLAIR
Map 2 Lot 077-1

Mrs. Bolduc reported that the map and page number for Map 2 Lot 077-1 is erroneous on the plans for each of the three subdivisions that have been recently been done. She spoke with a title researcher who advised that the easiest way to correct the problem would be to get the surveyor to sign an affidavit stating that the information was incorrect and referencing the correct book and page. The Board agreed to have an affidavit drawn, signed and recorded that references the correct book and page for the property.

SEACOAST FARMS
Map 5 Lot 035

The Board received a copy of a June 20, 2006 E-mail correspondence from Thom Roy, Building Official, relative to two odor complaints on June 16, 2006, one at 3:00 pm and the other at 3:49 pm. Mr. Stilwell stated that as per Town Council John Ryan's May 5, 2006 letter to Seacoast Farms Attorney Christopher Boldt, unless Seacoast Farms is able to accomplished a zero tolerance offsite mitigation for the odors emanating from its operation, he will be forced to take appropriate action including the filing of a temporary and permanent injunction closing this operation. It was the consensus of the Board to request the Selectmen to direct the Town Attorney to pursue the filing of a temporary and permanent injunction

MINUTES

Mr. Boisvert made the motion to approve the June 14, 2006 minutes as written. Motion seconded by Mr. Karcz with unanimous favorable vote except

CORRESPONDENCE

The Board reviewed all correspondences including:

1. Notice from US EPA of the 2006 State of the Estuaries Conference to be held at the Sheraton Harborside in Portsmouth on October 27, 2006.

06-21-06 PB Minutes

2. A copy of the June 13, 2006 NHDOT Driveway Permit # 06-167-195 issued to Patricia Lavery for Map 3 Lot 001.01, the Country Club For Kids.
3. A copy of a June 15, 2006 correspondence from Attorney Charles Tucker, representing Martin Ferwerda, to the Board of Selectmen relative to the Governor's Forest drainage easement across the Neistorowich property.
4. A copy of a June 15, 2006 correspondence from the Board of Selectmen to Martin Ferwerda relative to Attorney Tucker's correspondence and also reminding Mr. Ferwerda of the July 15, 2006 target date for the completion of the finish coat of paving on Linda Lane (sta 10+00 to 30+00) and all of Tarah Way.

TORROMEO GRAVEL PIT/LAGASSE

Map 2 Lot 141

Mr. Roy reported that the original owner and the new owner are meeting with him for his direction on how the property can be utilized. He intends to tell them that they have met with the Planning Board and they need to meet the suggestions of the Board and the State and come forward with a Site Plan for the property. Mr. Roy added that this is an unclaimed gravel pit, outstanding for some years. At the December 21, 2005 meeting with the Planning Board, it was agreed that the owners need a plan showing original elevations, proposed elevations, delineated wetlands and any other information that DES and the Town would deem pertinent. Also, it was determined that this property is in the Aquifer Protection District and a portion of it is in the flood plain and the owners will need to be aware of the Aquifer rules. There is an outstanding 1995 court order regarding reclamation and yearly correspondences from the Selectmen to Mr. Torromeo relating that the court ordered reclamation improvements have never been completed. The reclamation order specified "filling a depression at the far right hand side of the property, stabilizing the slope in that area and spreading the existing loam piles", but to date this reclamation has still not been done. It was previously determined that filling wetlands would trigger ZBA action and the proposed use would trigger Site Plan Review.

COOPER'S CORNER

Mr. Roy reported that a condominium owner of building #11 at Cooper's Corner wants to take down an approximately 16' x 16' 2 story building that houses an air condition system and replace it in another area of the lot. The Board agreed that the owner should be invited in to show his plan for them to decide whether Site Plan Review would be necessary.

Mr. Boisvert made the motion to adjourn at 10:15 P.M.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary